



## PENTHOUSE IN EL PERCHEL SUR, MALAGA

C. la Serna, 5, Distrito Centro, 29002 Málaga, España

# 495.000 €



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**The essentials**

**Area:** 87 m<sup>2</sup>

**Bedrooms:** 2 beds

**Floors:** 1 floor

**Storage room:** 1

**Status:** Excellent

**ID property:** G107V

**Lot size:** 64 m<sup>2</sup>

**Bathrooms:** 2 baths

**Garage:** 1

**CEE:** En Trámite

**Category:** Penthouse

**Year built:** 2019

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## Main features

**Features:** Air conditioning / Heating, Built in wardrobes, Community garden, Community pool, Double glazed windows, Elevator, Independent Kitchen, Kitchen equipped with appliances, Parking, Storage room, Suelos de tarima, Terrace

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Enjoy the tranquillity of this two-bedroom penthouse with a charming terrace, communal swimming pool, parking space and storage room in an excellent location in Malaga.

## Location

The property is located in Perchel Sur, one of the most strategic and well-connected areas of Malaga. Just a few minutes walk from the historic centre, this location allows you to enjoy the proximity to all essential services such as supermarkets, pharmacies, health centres, and a wide variety of bars and restaurants. In addition, the area has excellent public transport links, with several bus stops nearby and the Maria Zambrano train station within walking distance, providing easy access to the rest of the city and further afield. Perchel Sur is a dynamic and growing area, making it an excellent option for those looking for comfort, urban living and a privileged location just a few steps away from the city center.

## Layout

The property is west-facing. It has a constructed area of 87m<sup>2</sup> and 64m<sup>2</sup> usable area. It is distributed in an entrance hall, a bright living-dining room with large windows that provide natural light throughout the day with access to the comfortable enclosed terrace, ideal for relaxing, a modern independent kitchen fully furnished with high and low furniture, two bedrooms with fitted wardrobes, the master bedroom has an en-suite bathroom and a second complete bathroom that gives service to the rest of the rooms.

## Qualities

The property was built in 2019. It is in perfect condition and has excellent qualities. Among them, we highlight security entrance door, white lacquered interior doors, Climalit double-glazed windows, ducted air conditioning, large format porcelain stoneware floors in kitchen and bathrooms, laminated parquet floors in living room and bedrooms, fully equipped kitchen with induction hob, extractor hood, Balay brand microwave, Combi fridge, dishwasher and washing machine.

## Communal areas

The communal areas offer an ideal environment for enjoyment and relaxation. There is a communal swimming pool surrounded by a garden, perfect for cooling off and enjoying the Mediterranean climate. The garden provides a peaceful green space, ideal for relaxing outdoors. The property has a 15m<sup>2</sup> parking space and a 5m<sup>2</sup> storage room, which are included in the price.

## Regulations

Energy certificates are in process. In compliance with the RD of the Junta de Andalucía 218/2005 of 11 October, we inform consumers that the indicated price does not include the costs derived from the purchase of the property according to the current laws (ITP, notary fees and in case of new construction the VAT tax).

## Contact us

Fortuny Hogares Únicos exclusively presents this excellent purchase opportunity, ideal for people who are looking for tranquillity and urban comfort. A property with amazing qualities, lots of natural light, communal areas with a communal pool and garden, unbeatable location, parking space and storage room. For further information, please do not hesitate to contact us. We will be happy to help you.

